

MINUTES
RENAISSANCE PLACE
THE OWNERS: CONDOMINIUM PLAN NO. 942-3146
MEETING OF THE BOARD OF DIRECTORS
Tuesday, February 9, 2021 7:00 PM – Zoom Meeting

- 1) **CALL TO ORDER** – The meeting was called to order by Tim at 7:18 PM
- 2) **QUORUM** – Obtained with 5 out of 6 members present.
 - a) Present:
 - i) Tim Lown - President
 - ii) Warren Goertzen - Secretary
 - iii) Janey Ochotsky – Privacy Officer
 - iv) Tara Wood – Director
 - v) Yulia Kulchytska – Director
 - vi) Suzie Johanson – Property Manager: KDM Management
 - b) Absent:
 - i) Alma Fadi – Vice President
 - ii) Eric Demonye – Building Operator
- 3) **DELEGATIONS** – none.
- 4) **APPROVAL OF THE AGENDA – MOTION** by Tara **SECONDED** by Janey to approve the agenda as presented. **CARRIED.**
- 5) **APPROVAL OF MINUTES – MOTION** by Yulia, **SECONDED** by Tara to approve the meeting minutes of January 12, 2021 as presented. **CARRIED.**
- 6) **BUSINESS ARISING FROM THE MINUTES**
 - a) Operations Manager Report (Eric) –
 - i) '04 stacks were steamed and '08 are scheduled for February 22-26.
 - ii) Backpack blower was repaired.
 - iii) Early spring cleaning of workshop and some storage areas was done.
 - iv) Annual inspection of the emergency generator was completed.

- v) Turned off hall MUA due to extreme cold weather causing fire alarm component failures and false alarms.
- b) Legal # [REDACTED] – to be discussed in a conference call scheduled March 3, 2021.
- c) Bylaw updates – awaiting next draft from corporation lawyer.
- d) Reserve Fund Study and Five Year Reserve Cash Plan – **MOTION** by Tara, **SECONDED** by Yulia to accept the reserve fund study and five year reserve cash plan as presented. **CARRIED.**
- e) Amenities – remain closed due to current restrictions.
- f) Annual General Meeting – paused due to pandemic.

7) FINANCIAL REPORT

- a) Approval of financial Statements – January 2021 **MOTIONED** by Janey **SECONDED** by Tara to accept the January financial statements as information. **CARRIED.**
- b) Approval of cheque register dated February 8, 2021 **MOTIONED** by Yulia **SECONDED** by Tara **CARRIED.**
- c) Arrears – **MOTIONED** by Janey **SECONDED** by Tara to direct Willis Law to proceed with filing a Statement of Claim against Legal# [REDACTED]. **CARRIED.**
- d) Investment – no investments coming due.

8) CORRESPONDENCE

None.

9) NEW BUSINESS

- a) **MOTION** by Janey, **SECONDED** by Yulia to approve the 2021-2022 budget with a one percent condo fee increase. **CARRIED.**
- b) Management Contract – tabled until next meeting.

10) **DATE OF NEXT MEETING** – Tuesday, March 9, 2021

11) **ADJOURNMENT** – **MOTION** by Warren to adjourn the meeting at 7:49 PM